

RESOLUTION 96-1

DECLARING PARK EAST BOULEVARD EXTENDED BETWEEN SR 26 AND SR 38; A CONNECTOR FROM PARK EAST BOULEVARD TO PROGRESS DRIVE; AND AN EAST/WEST CONNECTOR FROM CREASY LANE TO PARK EAST BOULEVARD TO BE NON-RESIDENTIAL COLLECTORS.

WHEREAS, Park East Boulevard Extended would function as a Collector and provide internal access to potential commercial, industrial, and residential developments between SR 26 and SR 38, and

WHEREAS, a connecting street from Park East Boulevard to Progress Drive would function as a Collector and provide rear-access parallel to potential developments south of SR 26, and

WHEREAS, an East\West connecting street from Creasy Lane to Park East Boulevard Extended would provide access to potential developments in the one mile area between McCarty Lane and Haggerty Lane and this area currently has no internal street access, and

WHEREAS, no internal street access is currently provided to this large block of properties and Park East Boulevard Extended would serve as a Collector and feed traffic to the surrounding arterials, and

WHEREAS, a Collector status for the proposed roads would provide adequate right-of-way widths for the safe and efficient movement of projected traffic in future developments, and

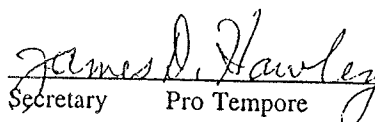
WHEREAS, they are not currently shown on the *Adopted Thoroughfare Plan* as Arterials and need not be by reason of a lesser traffic status, and

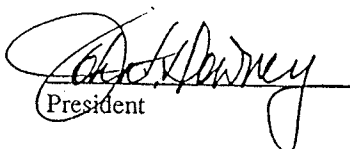
WHEREAS, the Technical Highway Committee has reviewed these proposed Collectors and recommends that the Plan Commission approve that status, and

WHEREAS, in recognition of current and future usage, the Area Plan Commission of Tippecanoe County should accord this segment of Park East Boulevard Extended and the East/West connecting streets an appropriate classification for future development needs,

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, acting under the authority granted by the Unified Subdivision Ordinance of Tippecanoe County Section 5.3 (2) (a), does hereby declare and classify Park East Boulevard Extended between SR 26 and SR 38; an East/West connector between Park East Boulevard Extended and Progress Drive, and an East/West connecting street from Creasy Lane to Park East Boulevard Extended to be Non-residential Collectors in the approximate locations shown on the attached map.

Adopted on this 21st day of February, 1996.


Secretary Pro Tempore


President

MEMORANDUM

TO: Area Plan Commission
FROM: Staff
SUBJECT: Classifying Park East Boulevard Extended and
two East/West connector as Collectors
DATE: February 21, 1996

STAFF REPORT

Because of recent development proposals south of State Road 26 and east of Creasy Lane, staff is proposing per agreement with the City Engineer and the Crosspointe developer that Park East Boulevard Extended; a connection between Park East Boulevard Extended and Progress Drive; and an East/West connector between McCarty Lane and Haggerty Lane, all be classified as Non-residential Collectors as per the Unified Subdivision Ordinance of (Section 5.3 (2) (a)).

The land between SR 26 and SR 38 is zoned for commercial, industrial, and residential use. **Figure 1** shows the current status of the transportation system for the Park East Subdivision and adjoining land area. Currently, no internal access is provided to this area.

Progress Drive between Dollar Inn and Speedway gas station has already been classified as a Collector. The addition of Park East Boulevard Extended as a Collector will enable a new collector to connect the two providing rear-access to any further developments south of SR 26. The Collector status for these new roads would provide adequate right-of-way widths for future subdivision development and safe, efficient traffic movement. On-street parking should not be allowed on any of the Collectors also to improve safety and mobility.

Park East Boulevard begins at SR 26 between Mountain Jack's and Ramada Inn. Park East Boulevard Extended heads south and intersects with McCarty Lane, Haggerty Lane, and terminates at SR 38 (**Figure 2**). Also shown is the East/West connector about halfway between McCarty Lane and Haggerty Lane linking Park East Boulevard Extended to Creasy Lane. This intersection with Creasy Lane was established in the approval of the Beacon Hill at Crosspointe Subdivision, as agreed to by the developer.

The 2010 Transportation plan forecasts Average Daily Traffic (ADT) for Park East Boulevard Extended between SR 26 and McCarty Lane at over 3,100. The projected traffic volume supports the Collector designation.

Modeling for the sections from McCarty Lane to Haggerty Lane using a build-out scenario for the year 2015, projects ADT of 2,500; from Haggerty Lane to SR 38, an ADT of 2,600. The proposed collector connecting Creasy Lane to Park East Boulevard Extended shows projected ADT of 2,500. These traffic volumes also

support the Collector designation. Right-of-way widths required for Non-residential Collectors are 70 feet for urban cross-sections and 75 feet for rural.

The Collectors would provide internal access to the commercial, industrial, and residential developments between SR 26 and SR 38, and would feed the adjacent Arterials of State Road 26 to the North, State Road 38 to the South, Creasy Lane to the West, and McCarty Lane at designated locations.

The addition of Park East Boulevard Extended and the connecting streets as Collectors will be reviewed by the Technical Highway Committee for its approval.

STAFF RECOMMENDATION

To adopt **Resolution 96-1**, Park East Boulevard Extended, the connection between Park East Boulevard Extended and Progress Drive; and an East/West connector from Creasy Lane to Park East Boulevard Extended as Non-residential Collectors.

CURRENT NETWORK, 1996

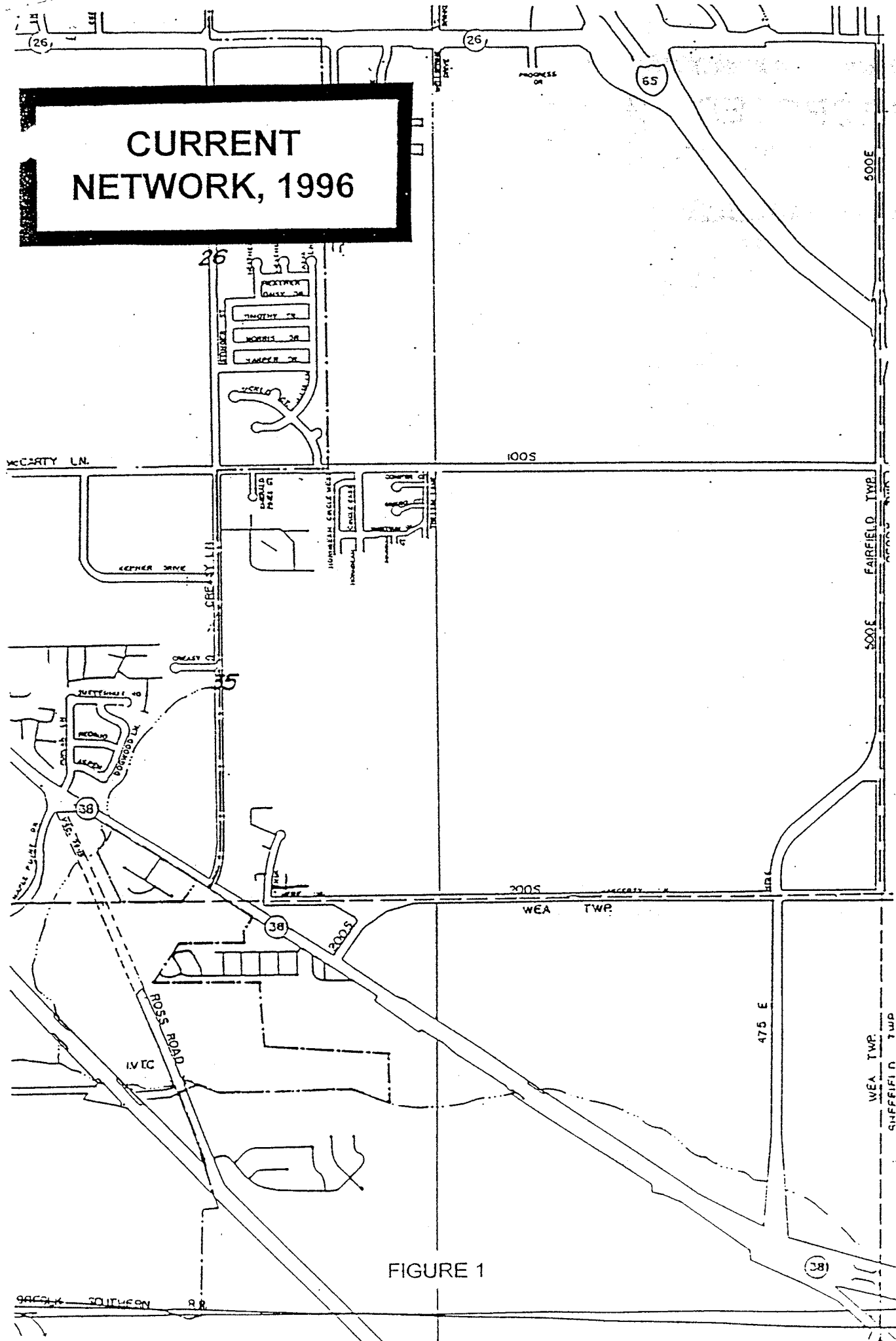


FIGURE 1

PROPOSED COLLECTORS

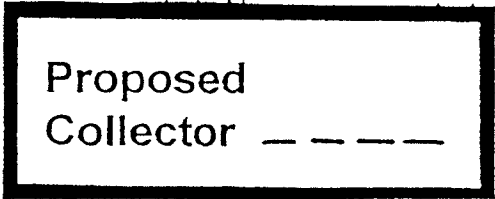


FIGURE 2